093.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,700 / 795,700
					USE VALUE:	795,700 / 795,700
					ASSESSED:	795,700 / 795,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGINNITY THOMAS D	
Owner 2:	MCGINNITY JO-ELLEN C	
Owner 3:		
Street 1:	43 OVERLOOK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 2982 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	381,800	6,500	407,400	795,700
Total Card	0.124	381,800	6,500	407,400	795,700
Total Parcel	0.124	381,800	6,500	407,400	795,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.83 | /Parcel: 266.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,900	6500	5,400.	407,400	795,800	795,800	Year End Roll	12/18/2019
2019	101	FV	289,200	6600	5,400.	413,200	709,000	709,000	Year End Roll	1/3/2019
2018	101	FV	289,200	6600	5,400.	308,500	604,300	604,300	Year End Roll	12/20/2017
2017	101	FV	289,200	6600	5,400.	279,400	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	289,200	6600	5,400.	267,700	563,500	563,500	Year End	1/4/2016
2015	101	FV	272,700	6600	5,400.	227,000	506,300	506,300	Year End Roll	12/11/2014
2014	101	FV	272,700	6600	5,400.	215,300	494,600	494,600	Year End Roll	12/16/2013
2013	101	FV	272,700	6600	5,400.	204,900	484,200	484,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT RICHARD	27297-347		4/25/1997		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2004	342	Addition	32,000	C		G6	GR FY06	1ST & 2nd FL

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
3/14/2005	Permit Visit	BR	B Rossignol
3/16/2000	Inspected	264	PATRIOT
2/3/2000	Measured	263	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

User Acct

60294

GIS Ref

GIS Ref

Insp Date

10/02/18

!7603!

PRINT

Date	Time
12/10/20	22:13:27

LAST REV

Date	Time
02/05/19	11:59:34

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	60294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11052632
Const Adj.:	0.99041307
Adj $ / SQ:	142.984
Other Features:	77642
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469086
Depreciation:	87250
Depreciated Total:	381836

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

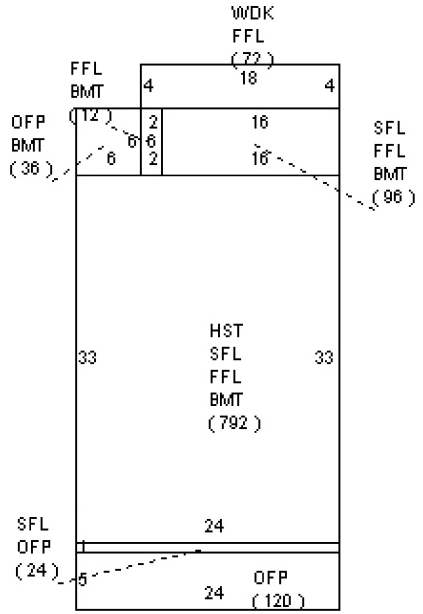
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.98
Special Features:	0	Val/Su Net:	110.09
Final Total:	381800	Val/Su SzAd	167.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	142.980	138,981
BMT	Basement	936	63.810	59,723
SFL	Second Floor	912	142.980	130,402
HST	Half Story	396	142.980	56,622
OFP	Open Porch	180	25.420	4,576
WDK	Deck	72	15.850	1,141
	Net Sketched Area:	3,468	Total:	391,445
Size Ad	2280	Gross Are	3864	FinArea 2982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	GD	1921	22.72	T	30	101			5,200			5,200
A2	WOOD SHD	A	Y	1	16X16	A	GD	1980	6.78	T	23.4	101			1,300			1,300

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500